

REAL ESTATE AND BUILDING NEWS

Active Inquiry and Business
"Just a Little Better
Than So So."

SOME LARGE SALES ON
MONUMENT AVENUE

Fairly Active Business All About
Town—Apartment Houses the
Order of the Day—They
Are Growing More
Numerous in Rich-
mond.

Real estate transactions for the past week have been, to use the expression of an active dealer, "just a little better than so so." Just exactly what that means may be left to the imagination or to the private construction of every man who bobs up against the more or less meaningless expression.

Brought down to actual figures the real estate deals for the week amounted to a trifling more than \$100,000. Some of these transactions have not been finally consummated by the recording of deeds, but to all intents and purposes they have been closed.

There are all sorts of rumors about deals that have not been actually consummated. Some of them are, of course, as good as consummated, but they have not actually been settled.

Monument Avenue Dealings.
For instance, it is rumored that Messrs. J. B. Elam & Company, real estate agents, have during the past week closed a sale involving one of the largest transactions that has taken place on Monument Avenue for some time, and that as a result of this sale two costly and very handsome residences will cover lots fronting 124 feet at the southeast corner of Monument Avenue and Meadow street. One of the parties who will build, so the story goes, is a prominent book manufacturer and the other a wealthy lumberman, who has recently come to this city to live.

An interview with Messrs. Elam & Co. failed to disclose the names of the purchasers or the amount involved in the alleged transactions, but they did state that it was their opinion that two attractive homes would soon be started on Monument Avenue on the block just west of the Monument. It is understood that the transaction just closed, if it has been closed, takes up about all of the land on that block available for building purposes.

Eighth and Main Streets Deal.
There are other kinds of rumors as to large transactions, and some of them have something of an ancient smell. By way of illustration there turns up again the old story about the sale of the property at the corner of Eighth and Main streets. This story, like the property itself, is a little stale. Mr. Warner Moore was the original owner. He has wanted to sell for a long time, and finally Messrs. H. Seiden Taylor & Co. found him a customer. In fact, found said customer sometime ago, but there has been a great deal of unnecessary secrecy about it. The fact is and has been for some time, Strause, Gunst & Co. are the purchasers of the property, and they paid \$27,500 for it. They bought merely as an investment as best suited their purposes, and it best suits their purposes to continue to rent it, as has been the case for many years, for a beer saloon and a bar-room, rumors of improvements and hotel arrangements to this contrary notwithstanding.

Various Sales, Here and There.
Many sales during the week in various parts of the city, some of them by auction and some privately, demonstrate that the purchasers of small property are still in evidence. A number of sales of the property of Messrs. McVeigh and Glavin, in Fulton, emphasized this phrase of the business.

While it may be said that the week has been a little dull in some respects, the agents have been not a little busy settling up the big work of the previous week and clearing decks for future large events. Along this line Messrs. J. Thompson Brown & Co. did a considerable clearing business. They closed up a deal for the residence property, No. 3123 Floyd Avenue, for \$2,550. They also sold several West Broad Street lots in the Gould-Hoyt addition, west of the Boulevard. These lots sold for \$15 a front foot, and it is understood that at least two handsome homes will be erected on the lots sold by Messrs. Brown & Co.

During the week Messrs. Green & Redd sold Nos. 100 and 102 North Third street for \$10,000. This splendid property was bought by Mr. F. H. Keegan purely as an investment. The same firm made a good sale of vacant property at the corner of Main and Meadow streets. Mr. C. W. and J. Lee Davis for \$5,000. It is understood that the Messrs. Davis will improve this property. Messrs. H. Seiden Taylor & Co. sold during the week the residence property, No. 208 West Grace street to Mr. Reuben Burton for \$11,000.

New Apartments on Park Avenue.
Mr. Charles A. Brown, of the well-known shoe firm of Brown & Taylor, recently has been given a contract by Messrs. Green & Redd, valuable property on Park Avenue, and he will proceed at once to improve it. In the new houses, there being two apartments in each, and each apartment supplied with gas, heat and steam, the steam-heating apparatus for each apartment being separate.

Mr. E. F. Polinder, one of the best and most favorably known contractors of the city, has this work in charge, and he says he will have the apartments ready for occupancy by the middle of August next. Messrs. Green and Redd will have the control of them when ready for rental.

People are beginning to wonder what will be the name of the new apartment house that is to be made of the splendid Pace residence, on West Franklin. Mr. W. R. Chesterman, the new owner and the gentleman who is great expense, is remodeling the splendid building, is reluctant as to the name, but has been open to suggestions from his thousands of friends.

The rural regions have been active the past week, and the suburbs are

VIRGINIA FORESTS AND THEIR WEALTH

The Sterrett Bill Gives the
Old Dominion Something
of a Black Eye.

BIG FOREST FIRES
MAY BE THE RESULT

State's Wooded Wealth Greatly
Curtailed by an Unwise Law
That Ought to be Vetoed.
Brighter Day Dawning
That May be
Darkened.

BY FRANK S. WOODSON.

The Legislature undoubtedly made a mistake when it passed the bill imposing special taxes on the standing timber in Virginia. Writers in The Times-Dispatch and other State journals, in their eagerness to fight the bill, have also made some serious mistakes, mainly in their estimates of the amount of timber now standing in the old State, and thus two errors have gone forth, the effect of which is to curtail the value of Virginia wealth in the one case and to underestimate it and discourage investors in the other. This is a pity, and well calculated to do a great deal of harm just at a time when the forests of the old State are yielding up wealth, and that wealth is attracting the attention of capitalists from all over the country.

Forests Abounding in Wealth.
The forests of Virginia have not yet been denuded, have not been stripped of their valuable timber; have not been deprived of their wealth of lumber, and will not be shadeless and vacant in the short space of a decade, as a recent writer in The Times-Dispatch has tried to make it appear. Observations and statistics show that at least one-half of the Commonwealth is today covered with valuable timber and at least half of that half is yet re-joicing in the original growth.

Of course, a man who lives in a city and who travels only in those parts of the State which pay tribute to the cities, looks upon many acres of land that have only stumps to represent what was once vast forest areas, and from that contracted view it is easy enough for him to reach the narrow conclusion that the whole country has been cut down and that Virginia is getting barren of forests. But let the same man travel in the Tidewater section, where the oak, the hickory, the cypress, the papaw the poplar and the white pine abound; let him look upon the forests and the mighty swamp lands in which the sound of the woodman's ax has rarely been heard, and where the whistle of the sawmill's steam engine is only beginning to be sounded. Or let him go up into the mountain country, where the round of the railway locomotive has rarely been heard, and he will find that old Virginia is yet rich in the finest and most valuable timber that the world ever saw.

A World of Timber.
In the region I have named there is enough standing timber to furnish the world with material for its furniture, its barrels, its boxes, its buildings and its all manner of wood working establishments for not less than three decades yet to come.

Take the mountain region from the western section of Pittsylvania, Halifax and Campbell counties to the Tennessee line, and the timber wealth of Virginia is something beyond ordinary computation. Lunenburg, Mecklenburg, Charlotte, Prince Edward, Brunswick, Greensville, Nottoway, Sussex, Southampton and other counties, to say nothing of Franklin, Floyd, Carroll, Grayson and the other vast Southwest counties that are practically untouched by the woodman's ax, contain virgin forests that are of untold value.

This wealth has been for years waiting for two things—railway transportation and capital to work up the raw material in the country woods where it is found. Of course the most profitable way to get this undeveloped wealth into cash is to establish manufacturing plants at home to make furniture, wagons, buggies, barrels, boxes, staves and all manner of building material, and ship the finished product to the markets of the world; and of course these things cannot happen until the transportation facilities are at hand and until the outside capital comes along to work up this wonderful storehouse of raw material.

A Legislative Error.
These two necessary things are coming—coming with a rush—and it is an awful pity that just as they are breaking in upon the horizon, and before they have come in perfect view, a Legislature that seems to have been interested in politics rather than in material development, and more noted for investigative energy than for practical

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IN THE COTTON REGION

Representatives From Germany Studying Conditions in the South.
[Special to The Times-Dispatch.]
WILMINGTON, N. C., March 21.—Two prominent Germans are now in the Southern section of this country making a study of the cotton conditions. They spent Thursday in this city. These two Germans, Messrs. Peter Lemps and Heinrich Mueller, came over from Bremen last week with Mr. D. H. Lip-pitt, formerly of Wilmington, and who is in charge of the offices of Messrs. Alexander Sprunt & Son, in Bremen. They spent most of the day inspecting the Sprunt's mammoth cotton compresses here, and at night were the guests of honor at a luncheon given at the residence of Mr. James Sprunt, on South Front street.

Mr. Lemps is connected with the Bremen firm of Lemps & Hirschfeld, in vice-presidential of the Cotton Exchange of Bremen, and is a member of the Chamber of Commerce of that city. Mr. Mueller is a member of the firm of Steteh, Weld & Co.

Building at Fredericks Hall.
[Special to The Times-Dispatch.]
FREDERICKS HALL, VA., March 21.—The spirit of improvement is self-evident at Fredericks Hall, where the old slave quarters are erecting a new store and warehouse building on the Spicer property, and a post-office building is also under construction. Things are moving, and in spite of hard times, tight money, things continue to improve, and conditions are better.

THE LUMBER BUSINESS GROWING IN IMPORTANCE IN VIRGINIA



A TRAIN OF LOGS.



PINE FOREST SCENE IN TIDEWATER VIRGINIA, NEAR FRANKLIN.

ASHLAND TO HAVE ELECTRIC LIGHTS

Poles and Wires Being Put Up,
and Current to Be Turned on
in a Few Days.

ASHLAND, VA., March 21.—The Ashland Light and Power Company have had for several days a large force of men at work setting poles, stringing wires and making ready for the lighting of Ashland with electricity. Power will be turned on next week, and those places that are wired will be served with lights. So far about two hundred lights have been contracted for. These are all in the business section. The wiring in the residential part has not yet been taken up, but this will be done as soon as the plant is in good working order.

Mr. G. W. M. Taylor, proprietor of the Henry Clay Inn, has contracted with the Postoffice Department to erect a new building for the mail service. The site selected is immediately adjoining the waiting room of the Richmond, Fredericksburg and Potomac Railroad Company, on the north side of Railroad Avenue. Concrete will be used in the construction. The contract calls for not less than 1,000 square feet of floor space, a vault and heating and lighting must also be furnished. The site selected is not looked upon favorably by many of the people, as it is feared it will detract from the beauty of the inn and the surrounding grounds.

As soon as the weather settles, the Ashland Sewerage and Water Com-

BOYKINS'S ACTIVITY

New Industries Looked For—Spring Weather Opens Up Good Business.
BOYKINS, VA., March 21.—The Business Men's Association, through its officers, have this week been considering a number of responses to its announcement in The Times-Dispatch that Boykins is open for business. Several months ago, a number of responses to its announcement in The Times-Dispatch that Boykins is open for business. Several months ago, a number of responses to its announcement in The Times-Dispatch that Boykins is open for business.

The good spring weather has brought a number of drummers to the town, and for the past week business has been decidedly more active.

The development of the water power here promises great things for the town.

BUSINESS MEN ORGANIZE

High Point to Have a Chamber of Commerce.
HIGH POINT, N. C., March 21.—The High Point Machine Works, which was sold by Mr. O. N. Richardson to Mr. Megraw and others several months ago, again passes into the hands of the original owner, Mr. Richardson, the deal having been consummated yesterday. The plant is a valuable one and has large interests.

An effort is being made to organize a chamber of commerce here. Mr. Robert Brockett, who has the list in hand, has secured eighty-eight of the required 100 members, and is confident that the other members will be forthcoming this week. The organization will probably have rooms on the fifth floor of the North Carolina Savings Bank and Trust Company.

Mr. A. T. Weaver, manager of the Dispatch Printing Company, has succeeded here by Mr. Brooks, who has arrived and will assume charge right away. Mr. Weaver has not decided where he will locate as yet, and may remain in High Point.

New Telephone Lines.
[Special to The Times-Dispatch.]
WINSTON-SALEM, N. C., March 21.—The Bell Telephone Company is building a line from High Point to Winston-Salem via Union Grove. The poles are planted, and wires strung beyond Troutstown, and it is thought that all men will be completed by Vaughton by the latter part of next week.

PRICES OFF SOME ON HIGHER GRADES

Slight Drop in Figures for Sun-
Cured, With Firmer Tone
at Close of Week.

Contrary to predictions that tobacco receipts for the past week would be lighter than heretofore, the Richmond market was almost as heavy as for any week of the season, the total amount handled on the local warehouses being 514,481 pounds.

Tuesday morning the market opened strong on all grades. In the afternoon, however, sun-cured and other high grades were considerably off, and though they strengthened by the closing sale Friday afternoon, this grade was from \$1 to \$1.25 cheaper in the 100 pounds. Dark stemming and other poorer grades held up to the excellent prices received throughout the season. Quite a good deal of tobacco was sold privately yesterday. All prices were better than those gotten on the floors. Messrs. Frazier & Tompkins sold for Mr. W. L. Boatwright, of Buckingham county, 13,750 pounds of dark stemming tobacco at the average price of \$12.28 per 100 pounds. This firm also sold a large crop for Mr. A. I. Bryant at an average of \$11 per 100 pounds.

If receipts fall off this week as the last few days of selling indicate, prices on all grades should rise considerably. It is thought that the market will be as active as at any time during the year.

Falling Off in Danville.
DANVILLE, VA., March 21.—Messrs. Dibrell Brothers says of the week in the tobacco market:

There was some falling off in re-

WORLD'S BIGGEST FRESH WATER BODY

Victoria Nyanza, Greatest of Af-
rican Lakes, Even Outranks
Lake Superior.

NOW NAVIGATED BY STEAMERS

Queer Features of Life and
Travel—Islands of the
Lake.

BY FRANK G. CARPENTER.

ON LAKE VICTORIA.

Get out your straw hats and pith helmets, pack up your white clothing and thin underwear, and fly with me to the heart of the black continent for a trip over the biggest fresh-water lake of the world. We are on the little steamship Symbi fast out in Victoria Nyanza, with the mainland nowhere in sight. The blue waters of the lake extend out on all sides of us as far as our eyes can reach, and there are only islands in view. Some of the islands are high and rocky. Others are bordered with swamps and beds of papyrus, filled with strange birds and with huge black hippopotami, whose bobbing heads may be frequently seen as they swim about near the shore.

In Kavirondo Gulf.
How delightful it is! We are right on the equator, but the air is as cool as Ohio in June or as our Great Lakes in midsummer, save that the invigorating ozone of those regions is absent. Where we took ship at Port Florence the natives were going stark naked, and our boat was loaded by a gang of blacks clad only in breechcloths, and that out of respect to the passengers. The Uganda Railway brought us right down to the lake, and naked porters carried our luggage on board. We remember the blacks sang as they worked, and how beautifully we could see every play of their muscles as they carried the freight to the ship.

We were all afternoon coasting the Gulf of Kavirondo before we entered the lake proper, and our way was in and out of volcanic hills for a distance of about six miles. The hills are over forty miles long and fourteen miles wide, and it is lined with great hills all the way. Some of the peaks kiss the sky, some are rounded and some cone-shaped, but all are volcanic. This is especially so at the southern end, where the cones are lower and their hills are spotted with straw villages.

The gulf has many islands. It narrows as it goes, and the islands are narrow at the entrance, where there are islands of curious shape, forming a great chain which seems to shut out the lake. Our first night was spent in front of Lusaka Island, which is about six hours from Port Florence, it being unsafe to travel in many parts of these little known waters by night.

Victoria Nyanza.
But before I go farther let me tell you something about this mighty African lake. Sitting at home, in far-off America, with the snow in the air and all the surroundings of modern civilization about you, it is hard to realize just where and just what it is. The fact now are that the Uganda idea of the actual conditions. Lake Victoria lies in the heart of East-Central Africa. Along the line of the equator, on which the distance is almost 1,000 miles as far as from New York to Toledo, to the Indian Ocean. Going westward along the same line, it is over 2,500 miles to the Cape of Good Hope, and just 181 miles to the Uganda idea of the actual conditions. Lake Victoria lies in the heart of East-Central Africa. Along the line of the equator, on which the distance is almost 1,000 miles as far as from New York to Toledo, to the Indian Ocean. Going westward along the same line, it is over 2,500 miles to the Cape of Good Hope, and just 181 miles to the Uganda idea of the actual conditions.

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Bigger Than Lake Superior.
I have traveled over most of the great lakes of the world. I know those of our own country well, and have seen the Dead Sea, which is a quarter of a mile below the level of the ocean, on the edge of the Holy Land. Outfitting the Caspian Sea, Victoria Nyanza is the biggest lake of the world. It is the largest body of fresh water on earth, outranking Lake Superior by about 1,000 square miles. If you could pick it up and spread it over the United States it would cover the whole of South Carolina, or dropping it into New England, it would drown the States of Massachusetts, New Hampshire, Vermont, Rhode Island and Connecticut. It is three-fourths the size of either Kentucky, Virginia or Ohio, and is more than half as large as all of our Great Lakes combined. It is three times as big as Lake Erie, and if one could put Lake Erie and Lake Huron into one body they would cover about the same surface. This lake is twice as big as Tanganyika, although

(Continued on Fifth Page.)

THE LEAF TOBACCO THAT IS SUN-CURED

The Weed That Makes the
Best Chewing Tobacco
in the World.

GROWS ONLY IN SECTION
AROUND RICHMOND

Practically Every Pound Market-
ed in This City, and Most of
It Also Manufactured
Here—Is a Source
of Excellent
Profit.

BY FRANK S. WOODSON.

Only within the last decade or two has the sun-cured tobacco become famous. Just how it managed to get famous I am sure I do not know, except that it chewed well. The fact, however, remains that a little dark, thin plug of chewing tobacco; a little russet piece of the weed that varies in weight at the way from one to four ounces a that bears all kinds of brands, either of paper or tin, has caught the fancy of the tobacco chewer and there are just thousands, maybe millions, of them in the land who will not chew anything else if they can help it.

These little one-ounce to four-ounce plugs of chewing tobacco are made, or supposed to be made, of a leaf tobacco that is peculiar to the soil of about four or six counties or parts of them near Richmond. Another peculiarity of the tobacco is the manner in which it grows and cures it. They dry or cure the leaf in the sun by methods that seem to be known only to the farmers of Hanover, Louisa, Caroline, King and Queen, parts of Henrico, Chesterfield, Fluvanna, and maybe three or four other counties not far from Richmond.

The Best in the World.
Whatever may be the secret the people have in the matter of curing the leaf in the sun, or whether they have any secret at all, the fact remains that the plug tobacco made from the alleged sun-cured stock coming from the territory I have named above strikes the taste of the chewer to degree, and, in the opinion of all the masticators of the seductive weed, makes the best chewing tobacco in the whole world.

All of the stock of which the cured brands are made is cultivated near to Richmond, and is originally marketed here. The product of this peculiar stock is limited, amounting not much more than five million pounds per year, every pound of which is sold in its original state on the Richmond market.

Reputation Was Attractive.
For a long time the plug made from the sun-cured stock was manufactured only in Richmond, but the reputation of "sun-cured" became so great that the chew became so popular that factories in other places in Virginia, a lot of Virginia also, commenced to come to this market through commission merchants and special agents to the stock, and they too began the manufacture of so-called sun-cured brands. The demand for the sun-cured tobacco grew, and it was but natural that manufacturers, eager to supply the demand whether or not, commenced to grow the weed in other territories where cultivated in several years of course they produced other styles of the weed with the real sun-cured, just as sugar people sometimes run sand through the sugar sieve, etc.

Hanover Growers' Luck.
A grower of the sun-cured stock, a fine old gentleman from Hanover county, was talking the other day with the writer about what he termed this unjust adulteration of a good thing, and he said: "These people make more sun-cured plug in this county than the writer and I together can grow, and as you can readily see, they cannot make it pure sun-cured. But they put that name on it just as a little boy might make a daisy on a piece of brown paper and write under the bottom 'this is a horse.' The day after tomorrow, if you see a horse and good pictures and but to fraud, and then the horse drawn by sun-cured suffers in the same way of sun-cured interest gets a setback every two or three years."

Richmond Its Home.
The truth of the business is that the sun-cured tobacco is made in the world goes out from the factories of Richmond. When it is postmarked "sun-cured" anywhere else it is more or less a fraud. Of course, other fellows buy here enough of the sun-cured, fillers and wrappers, and they put that name on it just as a genuine sun-cured stock that is raised and bought and manufactured by the Richmond makers. They do this to interest in keeping the brands pure and to keep up the reputation of the sun-cured chewing, and I happen to know that the Richmond makers are doing this. The fellow who is not in a position to supply himself with a sufficiency of the genuine stock.

The tobacco growers in the county above named have made a good thing out of their sun-cured stocks this year, and the 1907 crop has been about three-fourths exhausted already. Eager have been the Richmond manufacturers to secure the stock to keep up their famous brands which have been getting more and more popular every year.

SHIPMENTS OF APPLES

WERE QUITE LARGE.
WOODSTOCK, VA., March 21.—Notwithstanding that a great many apples were frozen last spring, it will be readily made from a report from Captain C. M. Borg, traveling freight agent of the Southern Railway, that the Valley, and especially Shenandoah county, is in the business of large scale. There were 69,221 barrels shipped from points between Harpersburg and Manassas, over 26,000 barrels shipped from this county. Of the quantity shipped over 10,000 barrels were sent to Southern States.

BLACKSTONE TO HAVE MORE WATER AND SEWER

[Special to The Times-Dispatch.]
BLACKSTONE, VA., March 21.—When the sewer system of Blackstone was made, and will be pushed now to a completion as rapidly as possible. The water supply also to be increased. The latter is to receive the first attention, since the present supply is not sufficient for all purposes and the sewerage problem, and it is hoped the new supply by the time the sewerage is needed.